

**SUBDIVISION REVIEW SHEET**

C19

**CASE NO.:** C8-2014-0069.0A

**ZAP DATE:** June 16, 2015

**SUBDIVISION NAME:** Linger Lane Waste Facility No. 1

**AREA:** 7.23 acres

**LOTS:** 2

**APPLICANT:** Wastewater Residuals (Cary Juby)

**AGENT:** Brushy Creek Engineering  
(Tara Bonds)

**ADDRESS OF SUBDIVISION:** 800 Linger Lane

**GRIDS:** M20 & M21

**COUNTY:** Travis

**WATERSHED:** Colorado River

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** LI

**COUNCIL DISTRICT:** 3

**LAND USE:** Industrial

**NEIGHBORHOOD PLAN:** none

**SIDEWALKS:** Sidewalks will be constructed along Ed Bluestein Blvd. (US. HWY 183)

**DEPARTMENT COMMENTS:** The request is for the approval of the final plat for Linger Lane Wastewater Facility No. 1. The plat consists of 2 lots on 7.23 acres. This plat is being reviewed by the Commission because a Service Extension Request (SER) is required to extend water and wastewater utilities to this site. The proposed lots comply with zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The plat meets all applicable State and City of Austin Land Development Code requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

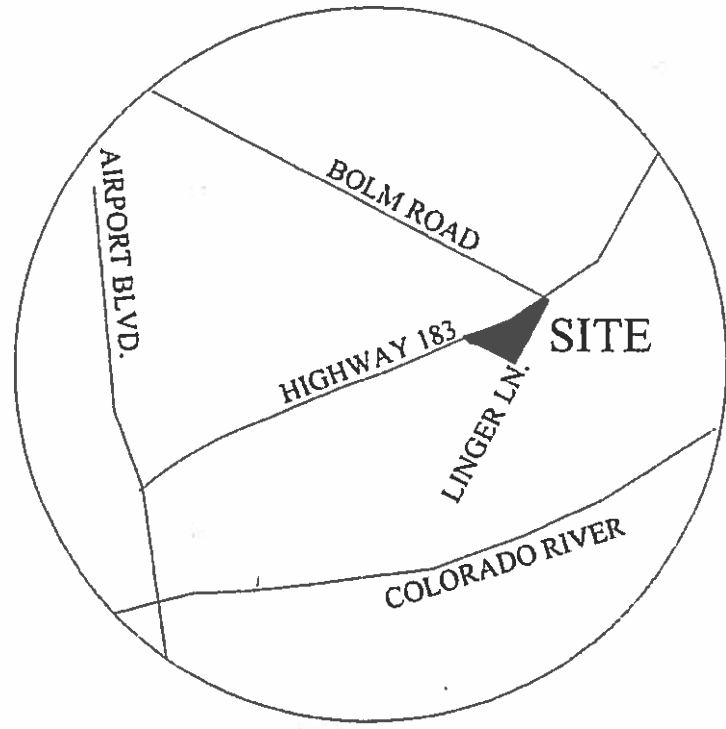
**CASE MANAGER:** Steve Hopkins

**PHONE:** 512-974-3175

**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

C10  
1/2

AREA MAP



1" = 2500'



C104

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WASTEWATER RESIDUALS MANAGEMENT, L.L.C., HAVING ITS HOME OFFICE LOCATED IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH CARY D. RUBY, OWNER OF 7.23 ACRES IN THE J. C. TANNEHILL SURVEY, ABSTRACT NUMBER 22, IN TRAVIS COUNTY, TEXAS, CONVEYED TO, WASTEWATER RESIDUALS MANAGEMENT, L.L.C., AND DESCRIBED IN DOCUMENT NUMBER 201324112 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 7.23 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS

LINGER LANE WASTE FACILITY NO. 1

AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED

WITNESS MY HAND THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

WASTEWATER RESIDUALS MANAGEMENT, L.L.C.,

BY: CARY D. RUBY  
WASTEWATER RESIDUALS MANAGEMENT, L.L.C.  
14926 RR 620 N  
AUSTIN, TEXAS 78717

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY CARY D. RUBY IN THE CAPACITY OF OWNER.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED/TYPED NAME OF NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

I, JOHN BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25, OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

**-- PRELIMINARY -- NOT FOR RECORDATION**

JOHN BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 1077 STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, STE 102  
AUSTIN, TEXAS 78745

DATE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE \_\_\_\_\_ OF THE CITY OF AUSTIN ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRPERSON SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_ O'CLOCK \_\_\_ M. AND DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_ O'CLOCK \_\_\_ M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

FILED FOR RECORD AT \_\_\_ O'CLOCK \_\_\_ M. THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT I, AARON B. PESEK, A LICENSED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF AUSTIN, TEXAS

DATE \_\_\_\_\_

AARON B. PESEK, PE  
PROFESSIONAL ENGINEER  
No. 93919 STATE OF TEXAS  
BRUSHY CREEK ENGINEERING, LLC  
P O BOX 1001  
ROLAND ROCK, TEXAS 78660  
FORM NO. 133H

PLAT NOTES

- NO LOT SHALL NOT BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEMS
- ALL WATER AND WASTEWATER IMPROVEMENTS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL PLANS MUST BE PRESENTED TO THE AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE PRESENTED TO THE CITY OF AUSTIN
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNEE.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE OWNERS OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNEE, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THE PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY ONE LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED BY THE CITY OF AUSTIN
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WASTE AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK COMPLIANCE WITH CHAPTER 23-4, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 23-4 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY ADDITIONAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY
- THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER IMPROVEMENTS
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL AND THE LAND DEVELOPMENT CODE.
- LOT 1 AND 2 OF THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- LINGER LANE IS A PRIVATE DRIVE. LAND FOR THIS ROADWAY WAS CONVEYED TO CAPITOL AGGREGATES, INC. JUNE 17, 1961, TO ALLOW ACCESS TO THE PROPERTY SOUTH OF THIS SITE PER DEED RECORDED IN VOLUME 1623, PAGES 289-292 OF THE TRAVIS COUNTY DEED RECORDS. THE OWNER DOES NOT HAVE THE LEGAL AUTHORITY TO DEDICATE ANY PORTION OF LINGER LANE AS PUBLIC RIGHT OF WAY.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS RETAINING WALLS, TREES, OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 AND 2 REQUIRE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BLUESTEIN AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG ED BLUESTEIN ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

ACCORDING TO THE F.E.M.A. MAPS No. 445004781 & 484508402, DATED AUGUST 10, 2014, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING AREAS

OTHER FLOOD AREAS:

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Delta Survey Group, Inc.

8213 Brodie Lane Ste. 102 Austin, Tx. 78745  
office: (512) 282-5200 fax: (512) 282-5230  
TBL'S Firm No. 10004700

LINGER LANE WASTE FACILITY NO. 1

SHEET  
2  
OF  
2

CASE NO. C8-2014-0069.0A